

IN RE: PETITION FOR SPECIAL HEARING & ZONING VARIANCE
S/S Putty Hill Avenue, 75 ft. E of c/o Baker Avenue
3203 Putty Hill Avenue
14th Election District
6th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-210-SPHA

Mary Corona
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Zoning Variance filed by the property owner, Mary Corona, for that property known as 3203 Putty Hill Avenue. The Petitioner owns 4 adjoining lots, identified as lots Nos. 24, 25, 26 and 27, on the site plan offered as Petitioner's Exhibit No. 1.

Lots No. 24 and 25, which are each 25 ft. in width for a combined total of 50 ft., are improved by 1-1/2 story framed dwelling. For those 2 lots, the Petitioner seeks a variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 ft. in lieu of the required 55 ft. Further, the Petitioner has filed a Petition for Special Hearing for those lots requesting approval for a nonconforming use for 2 apartments within that dwelling.

As to lots Nos. 26 and 27, three (3) variances are requested. These are necessary, in part, because lot No. 26 is 25 ft. in width and lot No. 27 is 21.5 ft. wide at its narrowest point. Thus, when combined, they total 46.5 ft. in width. The Petitioner proposes to construct a dwelling on lots Nos. 26 and 27. The variances requested are from Section 1802.3.B. to permit a lot with 46.5 ft. in lieu of the required 55 ft.; from Section 1802.3.B. to permit a lot area of 5827.84 sq. ft., in lieu of the required

6,000 sq. ft.; and from Section 1802.3.B. to permit a side yard of 6 ft. in lieu of the required 10 ft.

The Petitioner, Mary Corona, appeared, testified and was represented by Newton A. Williams, Esquire and Francis X. Borgerding, Jr., Esquire.

The Petitioner testified that she purchased the four (4) lots in 1989 and, at that time, the property was improved with a two family dwelling. She indicated that she has not changed the interior or exterior configuration of the structure since her purchase. She described the house in detail and indicated that same has been used as a two family unit for so long as she can remember. She described the layout of the building and produced a floor plan which shows two sets of independent living quarters, one over top of the other. Further, there is separate access to each unit. She also provided affidavits from neighboring property owners which indicated that the structure has been occupied as a two apartment unit since, at least, 1949. These affidavits from Mr. and Mrs. Anthony Speargas and Mr. and Mrs. Barber, all of whom reside in the immediate area, are uncontradicted. Further, counsel offered a portion of the zoning regulations adopted by Baltimore County on September 1, 1947. These regulations indicated that a two family unit on the site was permissible at that time. Thus, the operative date for considering the requested nonconforming use is 1955.

As with all nonconforming use cases, the first task is to determine if the lawful nonconforming use existed on the subject property prior to the operative date. Clearly, the testimony is uncontradicted that the use dates to, at least, 1949. Thus, the Petition for Special Hearing permitting the nonconforming use will be granted. Further, there was uncontradicted testimony that the use has not been changed, expanded, nor

ORDER RECEIVED FOR FILING
Date 12/23/92
By M. H. Smith

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discontinued since 1949. That is, there has been no alteration in the original character of the nonconforming use.

As to the variance requested for lot No. 25, I am persuaded that same should be granted. Clearly, the Petitioner has satisfied the burden which she must meet pursuant to Section 307 of the B.C.Z.R. It is apparent that conformance with the strict application of the zoning regulations requiring a 55 ft. lot width would cause practical difficulty to the Petitioner and her property. It is noted that the combined width of lots Nos. 24 and 25 is consistent with other lots in the area. In that the property is currently improved and has been so for many years, I am persuaded that there will be no detriment to the public good and that the granting of the variance is within the spirit and intent of the B.C.Z.R.

Turning next to the variances requested for lots 26 and 27, I am likewise persuaded that they should be granted. The variance for the width of the lot, 46.5 ft. in lieu of the required 55 ft., should be granted for the reasons set forth above in addressing the width variance for lots Nos. 24 and 25. As to the area variance, the property is slightly undersized, however, not to such an extent so as to cause detriment to the surrounding locale. Again, if the variances, as to lot area, were not granted, practical difficulty would surely be caused to the Petitioner and to her property.

Lastly, as to the side yard setback, it is particularly noted that even with the 6 ft. setback, there will be approximately a 20 ft. house to house site distance. That is, the existing dwelling on lots Nos. 24 and 25 is approximately 15 ft. from the property line. Therefore, a 6 ft. setback for the proposed structure on lots Nos. 26 and 27 will result in an appropriate distance between houses. This distance will be compatible with that for improved lots in this locale. As stated above, I find that this vari-

ORDER RECEIVED FOR FILING
Date 12/23/92
By M. H. Smith

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ance should be granted in that strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. As is the case with all of the variances, I find no evidence of detriment to the public good if they are granted and believe strict adherence to the requirements of the regulations is not required.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of December, 1991, that the Petition for Special Hearing for approval of a nonconforming use for two (2) apartments for 3203 Putty Hill Avenue, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 ft. in lieu of the required 55 ft. for lots Nos. 24 and 25, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.B. of the B.C.Z.R. to permit a lot width of 46.5 ft., in lieu of the required 55 ft., for lots Nos. 26 and 27, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.B. to permit a lot area of 5827.84 sq. ft., in lieu of the required 6,000 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.B. to permit a side yard of 6 ft. in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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ORDER RECEIVED FOR FILING
Date 12/23/92
By M. H. Smith

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-210-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section See Attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Shape and size of property;
2. All other lots in area of the same size and are developed;
3. Such other and further facts to be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

S. Eric DiNenna

(Type or Print Name)

Signature

409 Washington Ave., #600

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 296-6820

Legal Owner(s):

Mary Corona

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City and State

Phone No.

3203 Putty Hill Avenue

Address

Baltimore, MD 21234

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

S. Eric DiNenna

409 Washington Ave., #600

Towson, MD 21204

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the _____ day of _____, 19____, at _____ o'clock

_____ M.

Zoning Commissioner of Baltimore County.

(over)

WPK - 11/1/91
avail. anytime
est. time - 1/2 hr to 45 min

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 20, 1991

Newton A. Williams, Esquire
700 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Francis X. Borgerding, Jr., Esquire
Suite 600
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 92-210-SPHA
Mary Corona, Petitioner

Gentlemen::

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
att.

ORDER RECEIVED FOR FILING
Date 12/23/92
By M. H. Smith

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#220
PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-210-SPHA
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and or Deputy Zoning Commissioner should approve Non-conforming use for two (2) apartments for 3203 Putty Hill Avenue.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.
I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
S. Eric DiNenna
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 296-6820
Legal Owner(s):
Mary Corona
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna
409 Washington Ave., #600
Towson, MD. 21204
Phone No. 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this day of 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of 1991 at o'clock M.

Zoning Commissioner of Baltimore County.

S.C.O.-No.1

(over)

MDK - 11/1/91
avail anytime
est. time - 1 hr to 45 min

receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number
Date
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County
BA 000512PH11-01-91

receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number
Date
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County
BA 000512PH11-01-91

FRANK S. LEE
Registered Land Surveyor
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

May 13, 1991

No. 3203 Putty Hill Avenue
14th District Baltimore County, Maryland

Beginning for the same on the south side of Putty Hill Avenue the distance of 50 feet measured easterly along the south side thereof from east side of Baker Avenue, and being known as Lots 24, 25, 26 and 27 as laid and shown on the plat of Moreland Park, said plat being recorded among the records of Baltimore County in Plat book 7 folio 37.

#220



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Posted for: Special Hearing & Variance
Petitioner: Mary Corona
Location of property: 3203 Putty Hill Ave., 75' E of Baker Ave.
Location of Sign: Facing Putty Hill Rd. at corner of Baker Ave.
Remarks: 100 ft. wide property of Baltimore
Posted by: [Signature]
Number of Signs: 2

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/29/91.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Orlin
Publisher

\$79.60

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/29/91, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/29/91.

THE JEFFERSONIAN

S. Zeke Orlin
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 92-210-SPHA
3203 Putty Hill Avenue, 75' E of Baker Avenue
14th Election District
6th Councilmanic District
Petitioner(s): Mary Corona
Hearing Date: Friday, December 13, 1991 at 9:30 a.m.
Special Hearing: to approve the non-conforming use for two apartments. Variance to permit a lot width of 46.5 feet in lieu of the required 55 feet; to permit a lot area of 5,827.84 square feet in lieu of the required 6,000 square feet; to permit a side yard of 6 feet in lieu of 10 feet, all for Lot #26 and #27; and to permit a lot width of 50 feet in lieu of 55 feet for Lot #24 and #25.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
NJ11/301 November 28.

\$79.60
30
129.60

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
DATE: 12-5-91
Mary Corona
3203 Putty Hill Avenue
Baltimore, Maryland 21234
RE:
CASE NUMBER: 92-210-SPHA
S/S Putty Hill Avenue, 75' E of c/l Baker Avenue
3203 Putty Hill Avenue
14th Election District - 6th Councilmanic
Petitioner(s): Mary Corona
Dear Petitioner(s):
Please be advised that \$ 129.60 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

S. Eric DiNenna, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
NOVEMBER 19, 1991
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
CASE NUMBER: 92-210-SPHA
S/S Putty Hill Avenue, 75' E of c/l Baker Avenue
3203 Putty Hill Avenue
14th Election District - 6th Councilmanic
Petitioner(s): Mary Corona
HEARING: FRIDAY, DECEMBER 13, 1991 at 9:30 a.m.
Special Hearing to approve the non-conforming use for two apartments.
Variance to permit a lot width of 46.5 feet in lieu of the required 55 feet; to permit a lot area of 5,827.84 square feet in lieu of the required 6,000 square feet; to permit a side yard of 6 feet in lieu of 10 feet, all for Lots #26 and #27; and to permit a lot width of 50 feet in lieu of 55 feet for Lots #24 and #25.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
cc: Mary Corona
S. Eric DiNenna, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
NOVEMBER 29, 1991
NOTICE OF POSTPONEMENT
CASE NUMBER: 92-210-SPHA
PETITIONER(S): 3203 Putty Hill Avenue
LOCATION: Mary Corona
THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON DECEMBER 13, 1991, HAS BEEN POSTPONED AT THE REQUEST OF GEORGE A. BRESCHI, ESQ.
NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.
Arnold Jablon
DIRECTOR
cc: Mary Corona
George A. Breschi, Esq.

DisREGARD - Case will proceed as scheduled on 12/13/91



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 3, 1991

George A. Breschi, Esquire
409 Washington Avenue, #600
Towson, MD 21204

RE: Item No. 220, Case No. 92-210-SPHA
Petitioner: Mary Corona
Petition for Special Hearing and
Variance

Dear Mr. Breschi:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: December 3, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Mary Corona
3203 Putty Hill Avenue
Baltimore, MD 21234



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
1st day of November, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Mary Corona

Petitioner's Attorney: George A. Breschi

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 15, 1991
Zoning Administration and
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Corona Property, Item No. 220

In reference to the Petitioner's request, staff offers no
comments.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL/rdn

ITEM220/TXTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 27, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 12, 1991
ITEM NUMBER: 220

Adequate off-street parking should be provided.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

NOVEMBER 26, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARY CORONA

Location: #3203 PUTTY HILL AVENUE

Item No.: 220 Zoning Agenda: NOVEMBER 12, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *LTJ R. J. Famili* Noted and Approved *CE W. Bowling*
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 13, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for November 12, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 210, 212, 213, 214, 219, 220, and 221.

For Items 215, 217 and 218, the previous County Review Group Meeting comments remain applicable to these properties.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:a

DINENNA AND BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
GEORGE A. BRESCHI, P.A.

FRANCIS X. BURGERDING, JR. I
[ALSO MEMBER OF DISTRICT OF
COLUMBIA BAR]

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884

December 2, 1991

Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Gvonn

RE: Case No.: 92-210-SPHA
Petitioner: Mary Corona
Location: 3203 Putty Hill Ave.

Dear Gvonn:

This is to confirm our conversation this date wherein the above-captioned matter has been set back in for hearing on December 13, 1991, at 9:30 A.M.

Thank you for your cooperation.

Very truly yours,
George A. Breschi
GEORGE A. BRESCHI

GAB:bjk
cc: Ms. Mary Corona

RECEIVED
DEC 3 1991
ZONING OFFICE

Petitioner's Survey
Newton G. Williams
Francis X. Bergering, Jr.
Raymond
John Lee
 700 Court Towers
 Co - Counsel Petitioner
Baltimore
Eng.



A. 3203 Putty Hill Ave.

The Corona Property B. Looking SW at Corona Property
 92-210-SPHA.

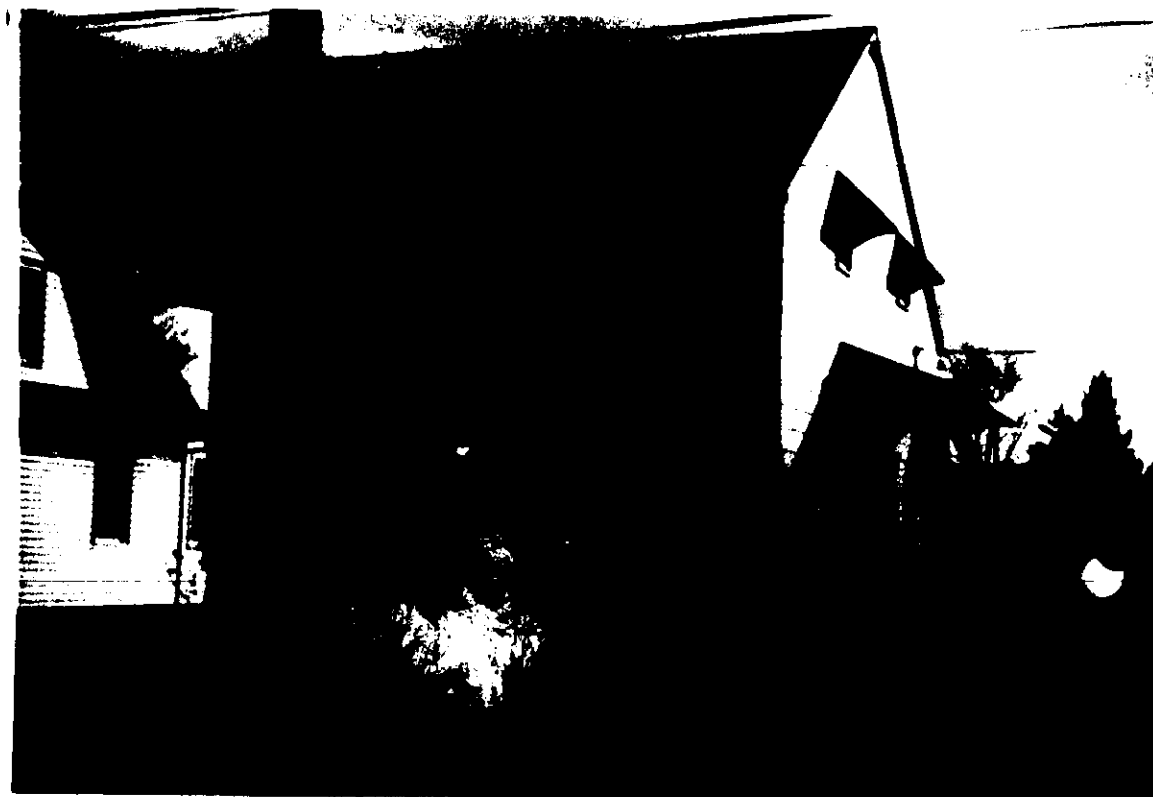


PETITIONER'S EXHIBIT No 3



D. Lots 26 and 27, Proposed house site

PETITIONER'S EXHIBIT No 3



F. House adjacent to subject site to W.

PETITIONER'S EXHIBIT No 3

C. Looking SW from opposite side of Putty Hill Ave.



E. House adjacent to subject site to E



A. Rear of 3203 Putty Hill Ave.



D. Looking N on Putty Hill toward Hanford Rd.



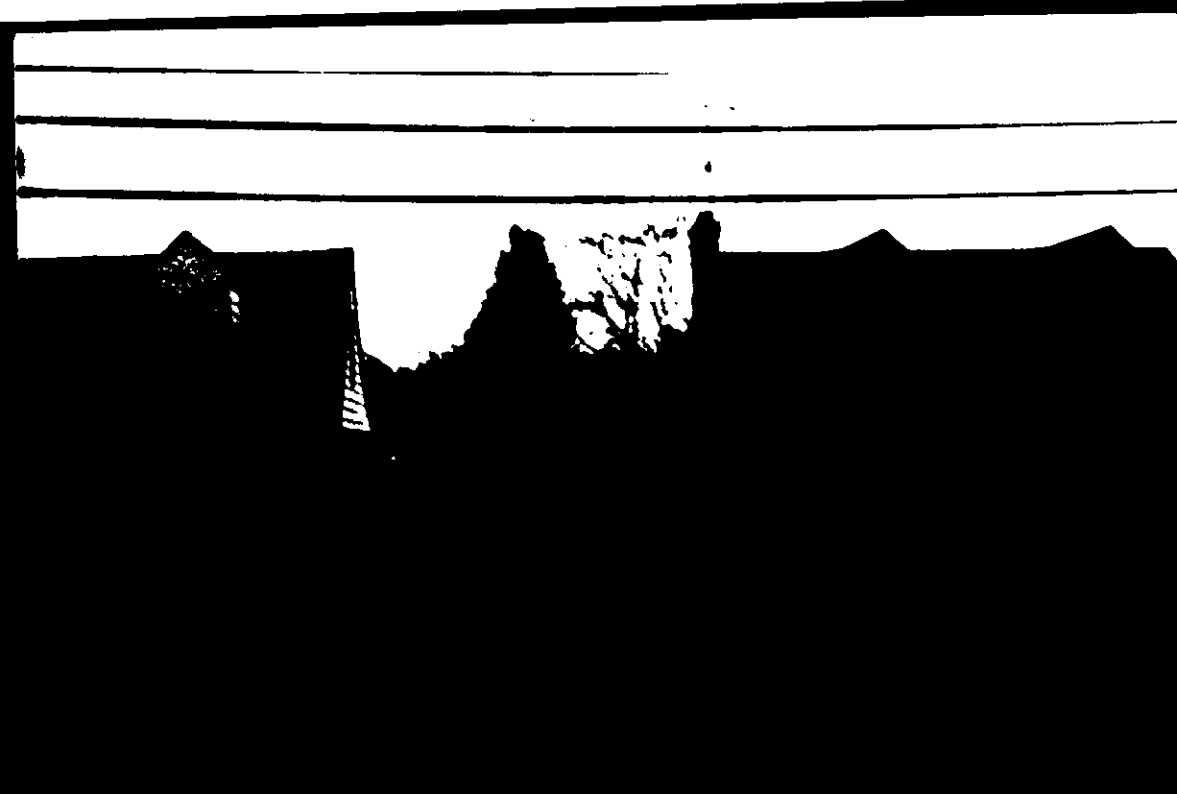
H. Houses opposite 3203 Putty Hill on N/S.

PETITIONER'S EXHIBIT No 3



J. Looking S on Putty Hill toward Belair Rd / Baker Ave.

PETITIONER'S EXHIBIT No 3



K. Houses on same side of Putty Hill to East



I. Driveway on W/S of 3203 Putty Hill Ave.

PETITIONER'S EXHIBIT No 3

LIBER 8: 67, 1984-0
 DEED - FEE SIMPLE - INDIVIDUAL GRANTEE - LONG FORM
 File #89,1853-04-41
PETITIONER'S EXHIBIT No 2

This Deed, Made This 28th day of April

in the year one thousand nine hundred and eighty-nine by and between
 ✓ LEROY W. BARBER and MARY T. BARBER, His wife, Parties

of the first part, and

✓ MARY ANN CORONA, Party

of the second part.

WITNESSETH, That in consideration of the sum of NINETY THOUSAND DOLLARS AND 00/100ths (\$90,000.00) and other good and valuable considerations, the receipt of which is hereby acknowledged

the said Parties of the First Part,

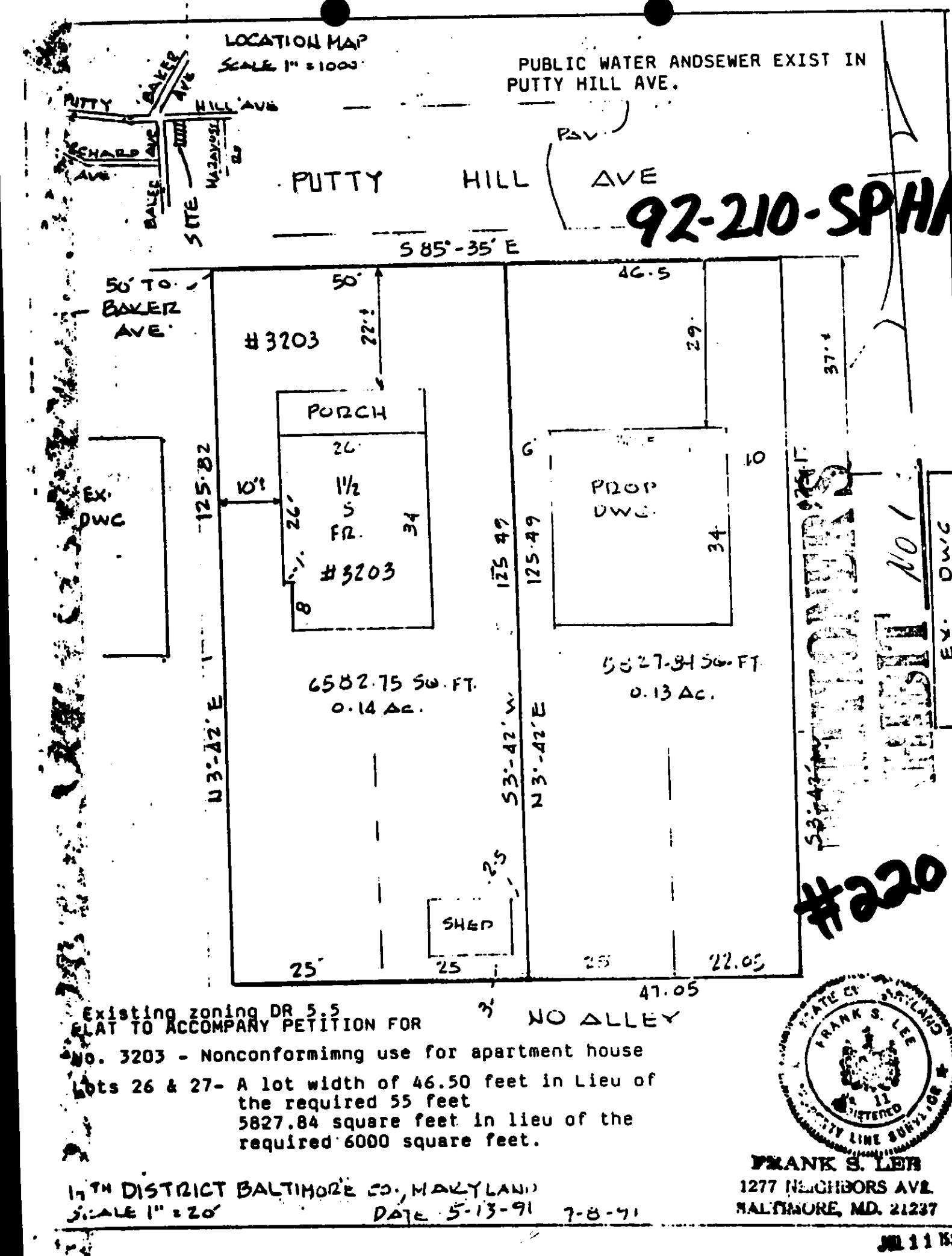
do grant and convey to the said Party of the Second Part, her
 personal representatives and assigns, in fee simple, all
 that lot of ground situate in Baltimore County, State of Maryland
 and described as follows, that is to say:

BEGINNING FOR THE SAME, being all those lots of ground situate in the Fourteenth Election District of Baltimore County, being known and designated as Lots Nos. 24, 25, 26 and 27 on the Plat of the tract known as Moreland Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 37.

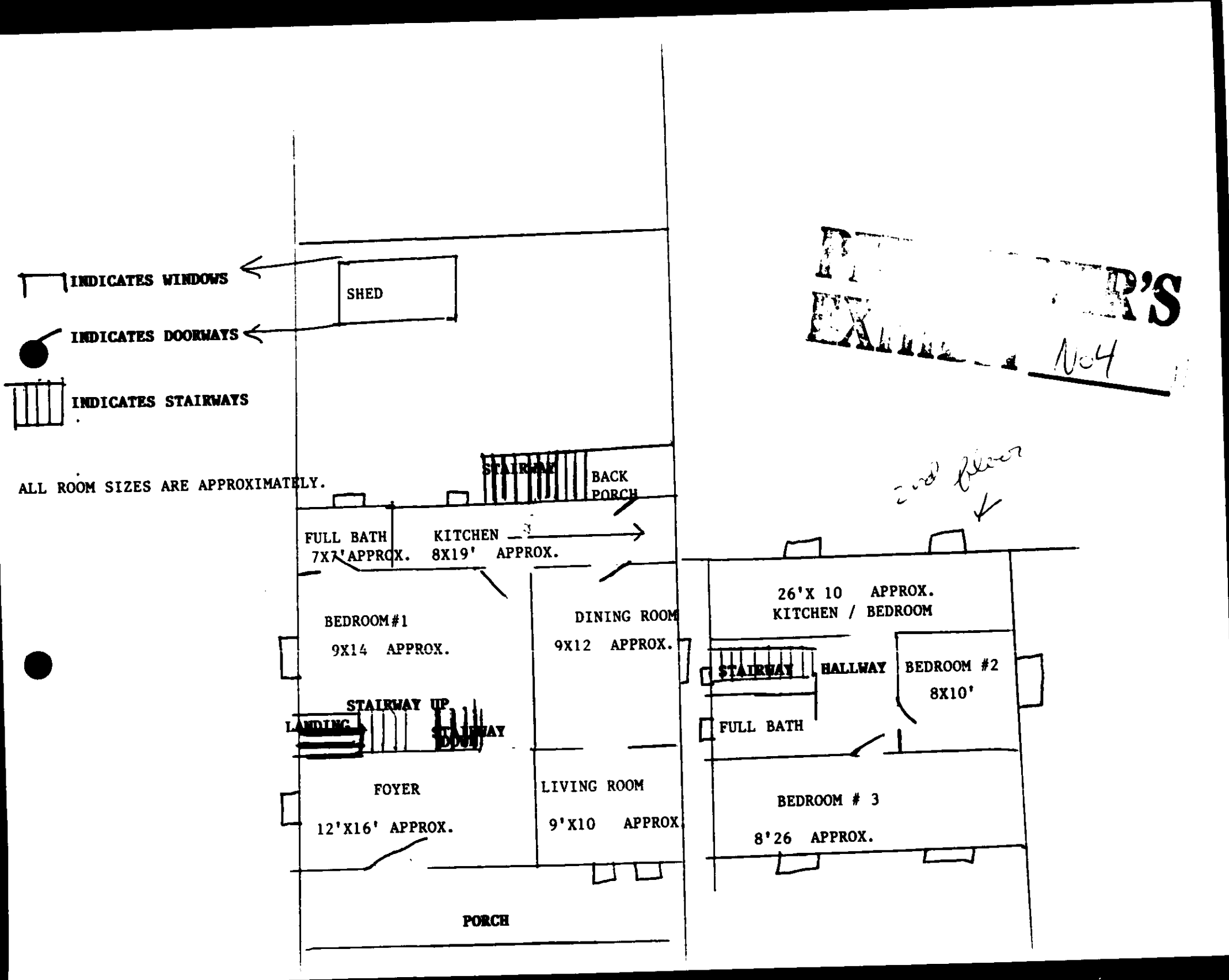
BEING THE SAME lot of ground which by a Deed dated March 14, 1984 and recorded among the Land Records of Baltimore County in Liber No. 6682 folio 57 which was granted and conveyed by Leroy W. Barber, Party----- unto the Parties of the First Part herein named.

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
 RECEIVED FOR TRANSFER State Department of Assessments & Taxation for Baltimore County
 SIGNATURE *LF* DATE 5-4-89 *LF* 5-4-89

B 8 154****1440009a 80328



Existing zoning DR 3.5
 PLAT TO ACCOMPANY PETITION FOR NO ALLEY
 No. 3203 - Nonconforming use for apartment house
 Lots 26 & 27 - A lot width of 46.50 feet in Lieu of the required 55 feet
 5827.84 square feet in lieu of the required 6000 square feet.
 17th DISTRICT BALTIMORE CO., MARYLAND
 SCALE 1" = 20' DATE 5-13-91 7-8-91
 FRANK S. LEB 1277 NEIGHBORS AVE. BALTIMORE, MD. 21227



PETITIONER'S EXHIBIT No 5

June 1, 1991

TO WHOM IT MAY CONCERN:

RE: 3203 Putty Hill Avenue
Baltimore, Maryland 21234

Please be advised that the above mentioned address has had two(2) apartments from 1949 to the present time, having been occupied by myself and my family in the 1950's.

When the above mentioned house was purchased by Mary Ann Corona from me and my wife in April, 1989, the second floor was occupied at that time of purchase.

If additional information is requested please do not hesitate to contact me, or Mrs. Barber.

Mary L. Barber
Mary Barber

Date _____ Witness _____

Subscribed and sworn to before me, in my presence, this 4th day of June, 1991, a Notary Public in and for the State of Maryland.

[Signature]
Notary Public
My Commission Expires January 1, 1994

3210 Putty Hill Ave
Baltimore, Md. 21234

TO WHOM IT MIGHT CONCERN.

We have been a homeowner and resident of 3210 Putty Hill Avenue since 1949.

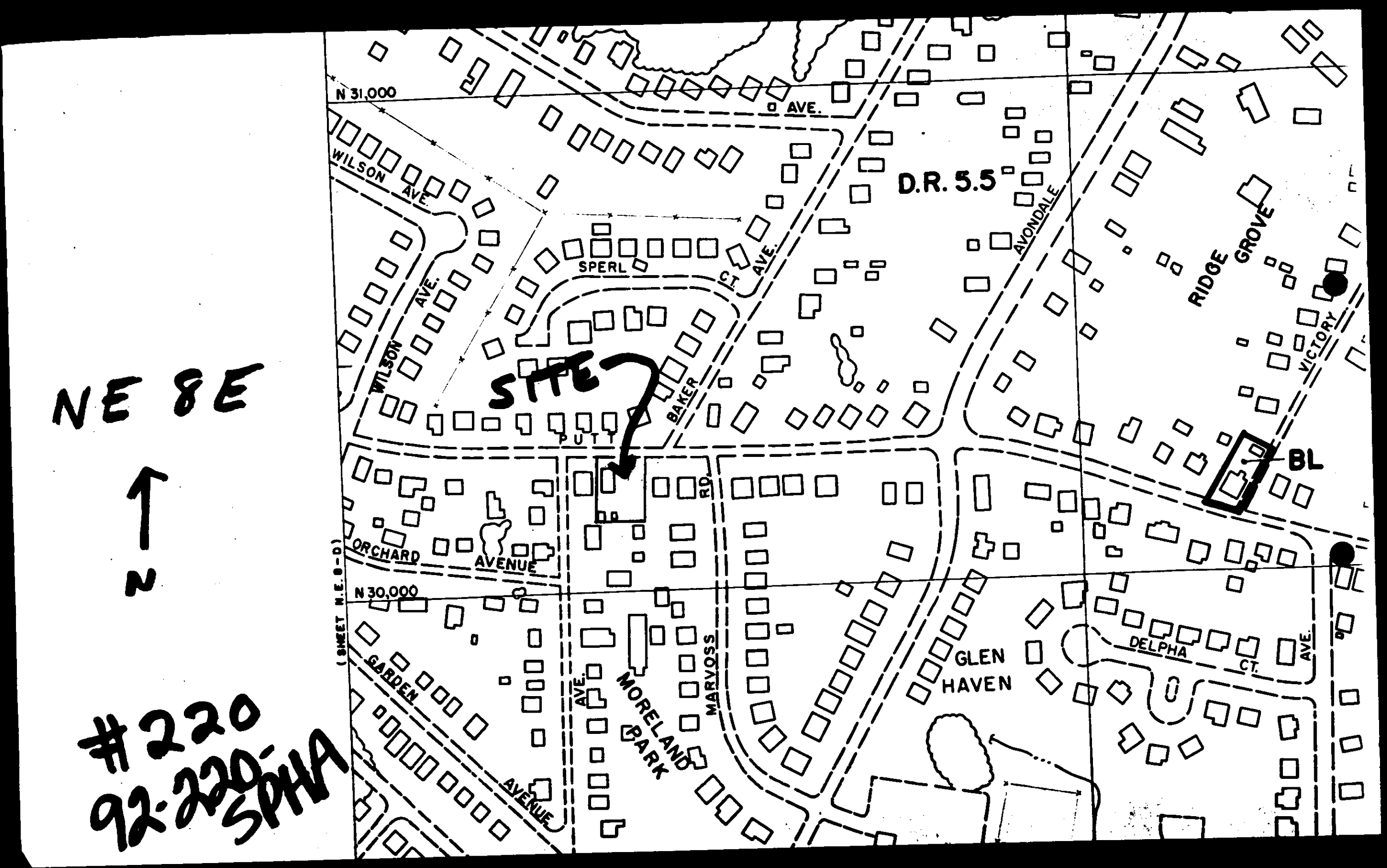
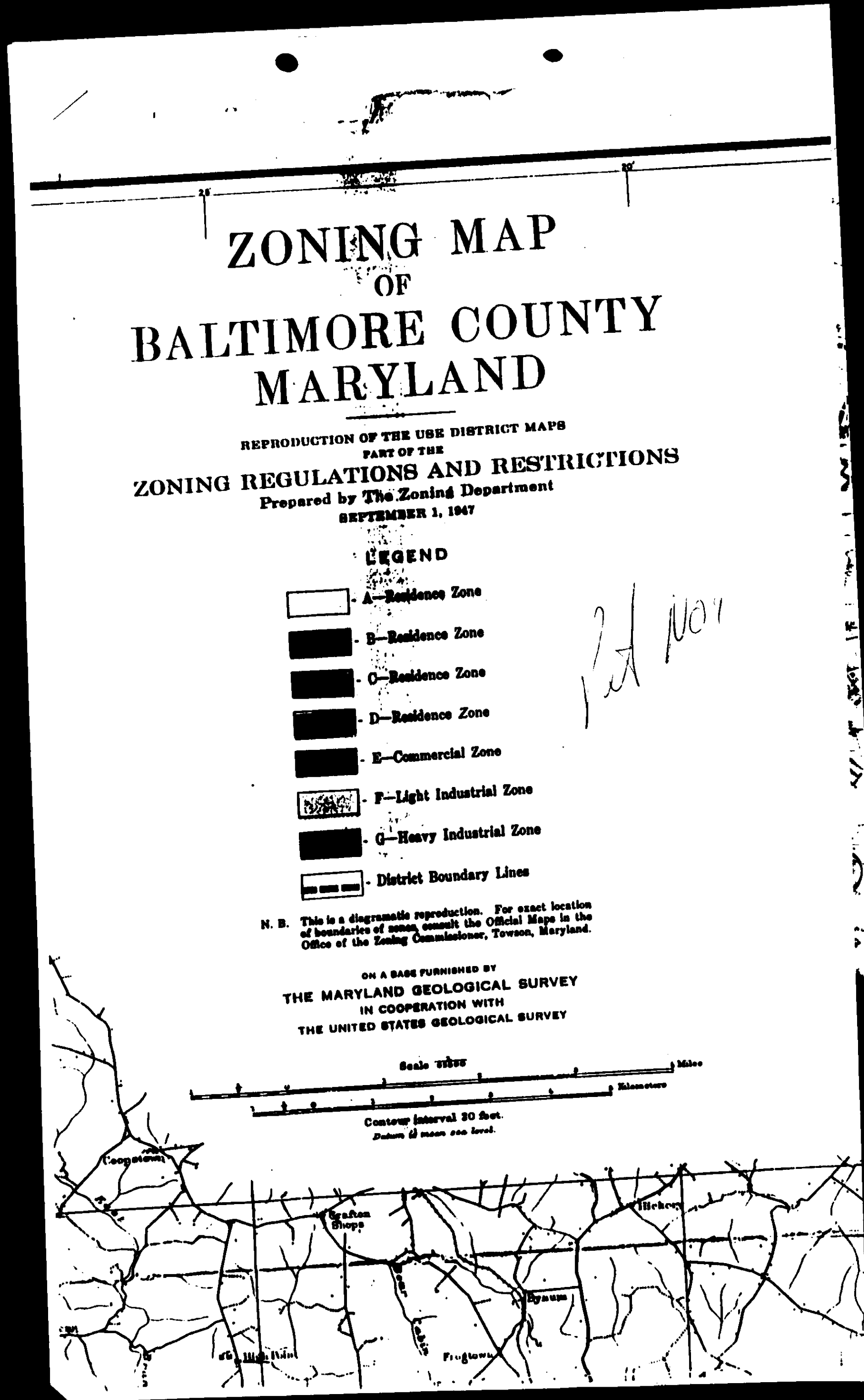
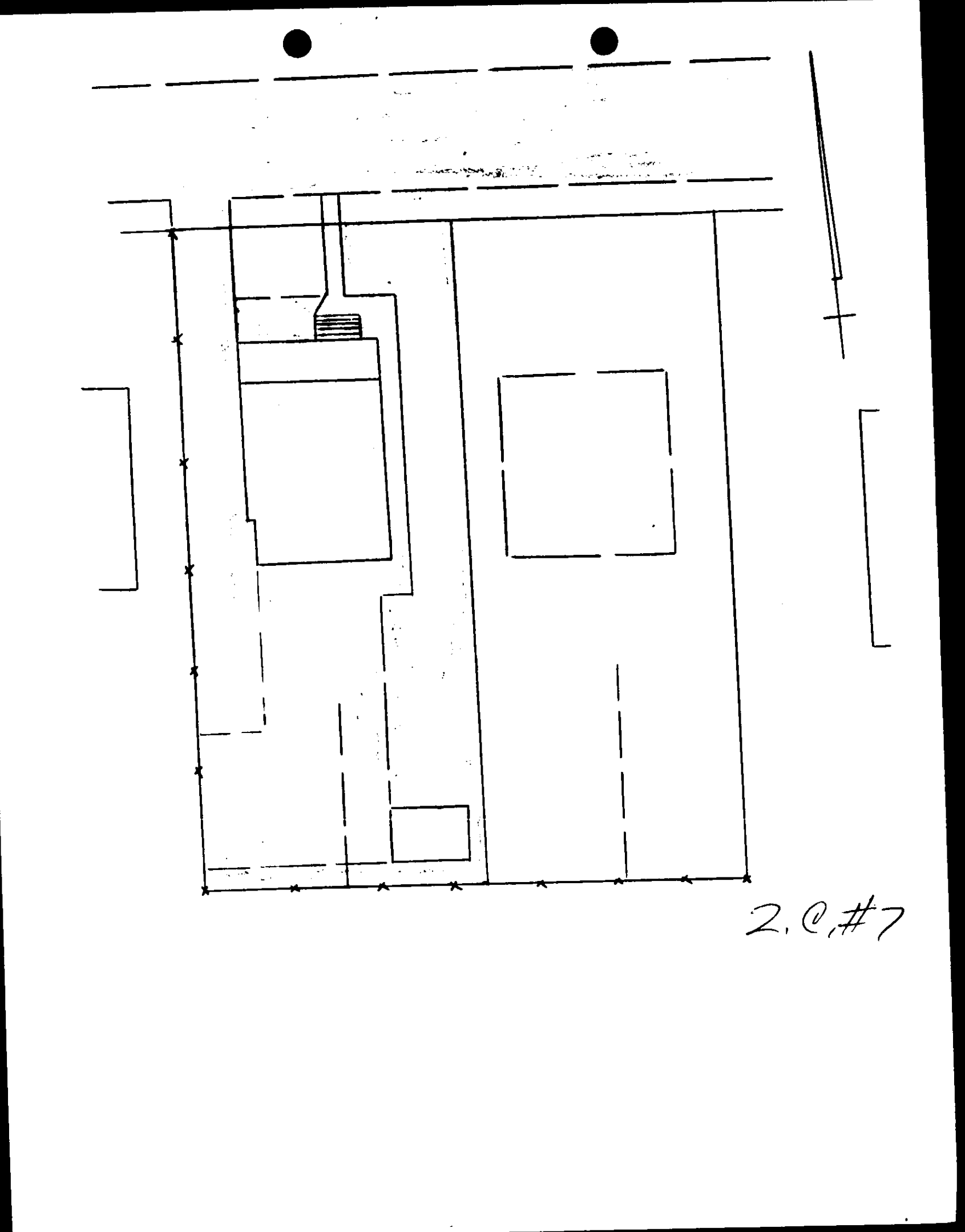
The home at 3203 Putty Hill Avenue was owned and a resident of Mr. & Mrs. William Barber, with an apartment on the second floor after Mr. Barber's death, somewhere in the middle 50's. My dear friend Mrs. Carolla Wurster lived there for years, until her death.

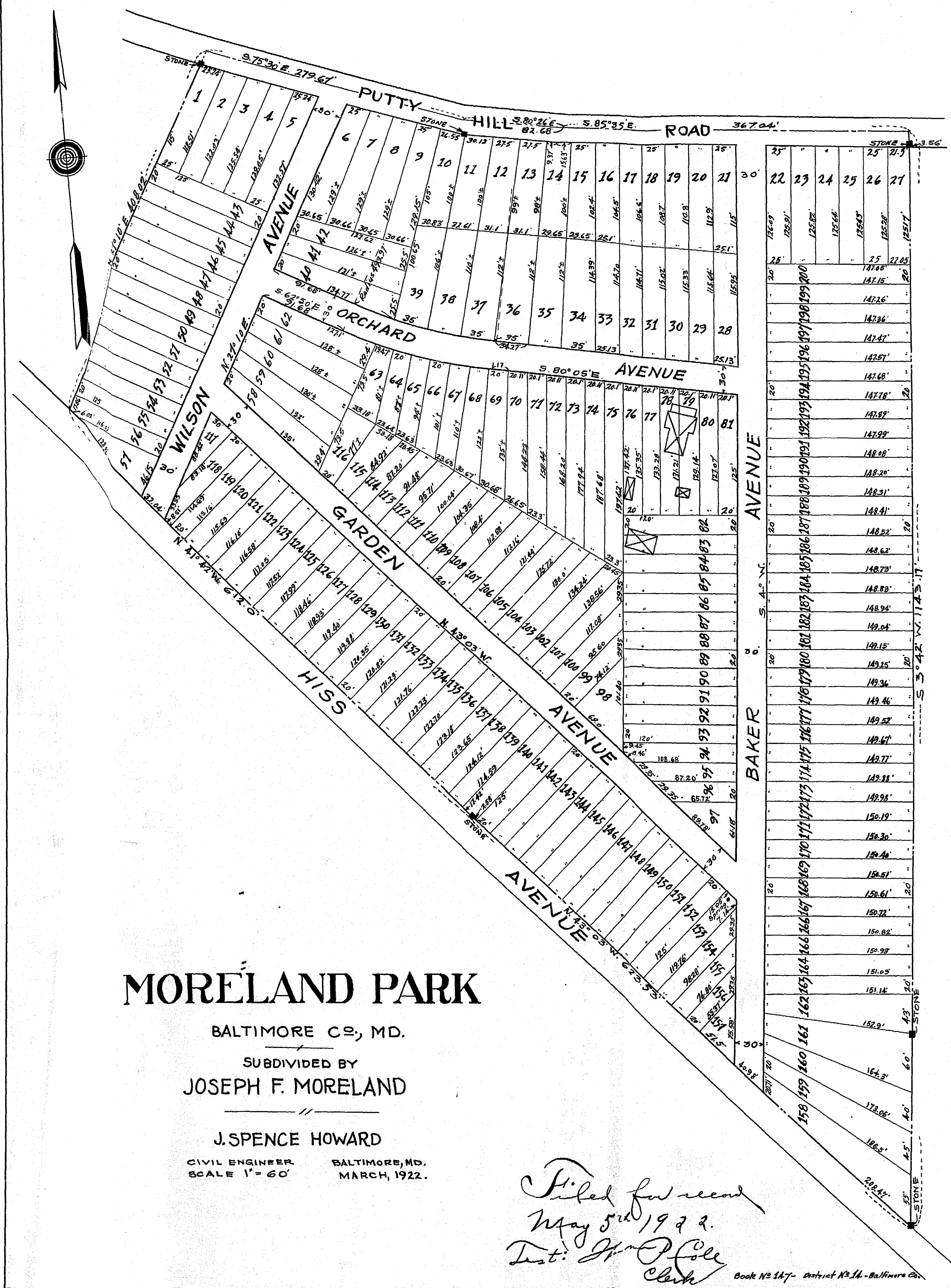
Very truly,
Edna J. Speargas
Mrs. Anthony Speargas

P.S. I forgot to mention above that 3203 Putty Hill Avenue was always a two apartment home from before 1955 to the present time.

[Signature]
Notary Public

PETITIONER'S EXHIBIT No 6





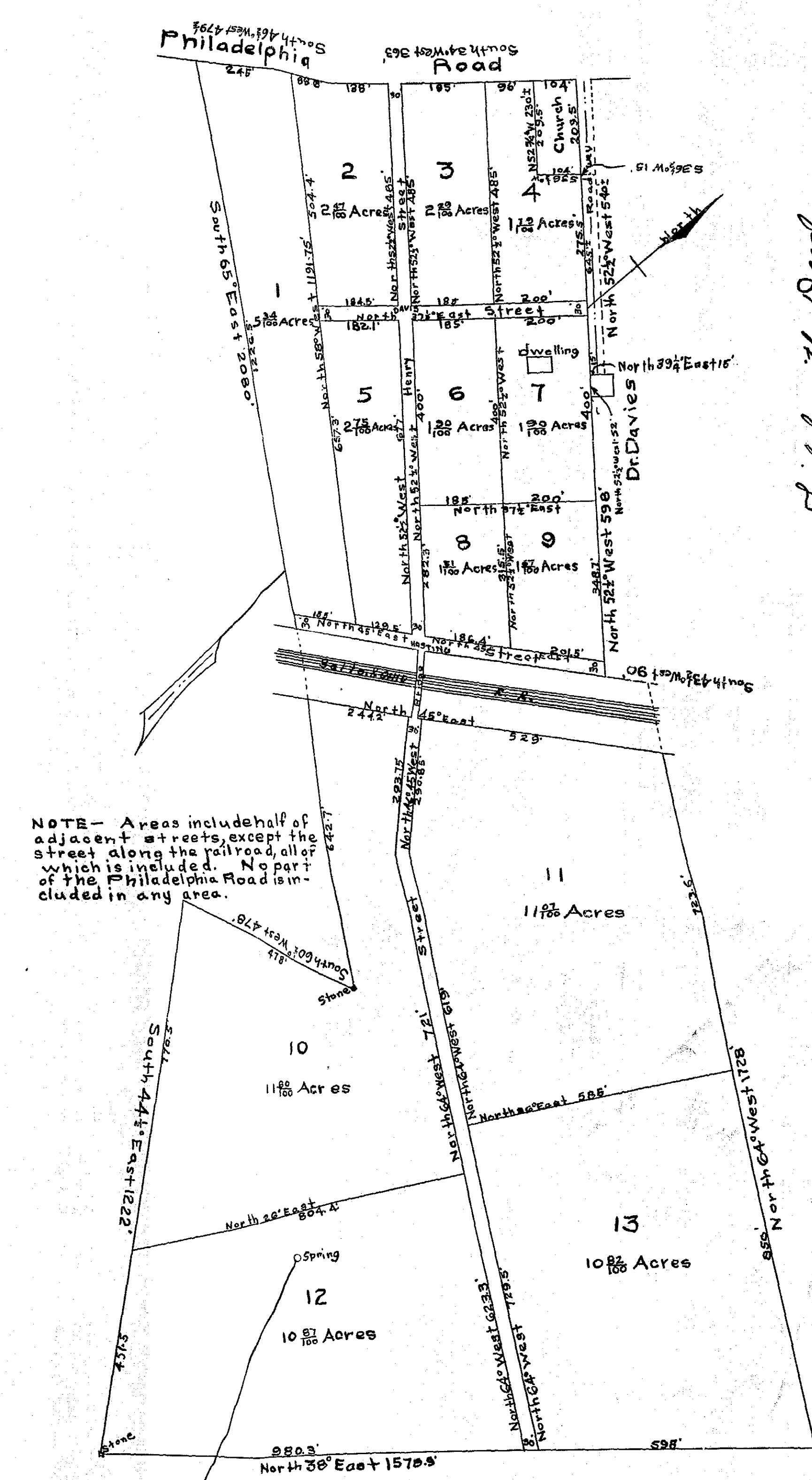
MORELAND PARK

BALTIMORE CO., MD.
 SUBDIVIDED BY
 JOSEPH F. MORELAND

J. SPENCE HOWARD
 CIVIL ENGINEER
 SCALE 1" = 60'
 BALTIMORE, MD.
 MARCH, 1922.

*Filed for record
 May 5th 1922.
 Dist. J. O. Foley
 Clerk*

Book No 347- District No 14 - Baltimore Co.



NOTE - Areas include half of adjacent streets, except the street along the railroad, all of which is included. No part of the Philadelphia Road is included in any area.

Scale, 200 feet per inch.

Thos. H. Disney Surveyor
 Dec. 21, 1922.

PETITIONER'S
 EXHIBIT No 8

*Filed with Deed
 Davis & Henry
 May 22, 1923
 Dist. J. O. Foley
 Clerk*